



HARWOODS

Chartered Surveyors & Estate Agents



46 Irthlingborough Road North, Wellingborough
NN8 1TE

Fixed Asking Price £323,000 Freehold

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46 Irthlingborough Road North, Wellingborough, NN8 1TE

A spacious and beautifully presented four-bedroom semi-detached family home, situated on the eastern side of town within the highly sought-after Stanton Cross development. Ideally located for families, the property is within easy reach of the local primary school, open green spaces, and children's play areas, while Wellingborough railway station is just a short walk away, offering services to London St Pancras in approximately 50 minutes.

Featuring UPVC double glazing and gas central heating throughout, this impressive home is arranged over three floors and offers well-proportioned accommodation comprising an inviting entrance hallway, a contemporary kitchen/breakfast room with integrated appliances, and a spacious living room overlooking the rear garden.

The property boasts four generous bedrooms, with the principal bedroom being a particular highlight. This bright and spacious suite features fitted wardrobes and a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the attractive rear garden enjoys a sunny westerly aspect, and has a good degree of privacy. The driveway is also positioned to the rear of the house, providing off-road parking for two vehicles and leads to a good-sized garage.

This excellent property offers the perfect blend of space, comfort, and convenience, making it an ideal family home. Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching from the front, composite double glazed door opens into a spacious hallway that features tile flooring, radiator, doors to the cloakroom, kitchen, living room and useful storage cupboard. Carpeted stairs rising to the first floor.

Kitchen Breakfast Room

13'4" x 10'3" (4.06m x 3.12m)

Smartly fitted kitchen with a range of integrated appliances, to include fridge, freezer, oven and grill, gas hob, dishwasher and washing machine. The kitchen provides slate grey work tops, base and wall mounted cupboards (with under lighting) steel sink and drainer and tiled flooring. Featuring a box bay front window that allows lots of light to enter the room, the kitchen is a lovely size and has plenty of space for a dining table.

Living Room

14'5" x 17'5" (4.39m x 5.31m)

Bright and spacious, rectangular shaped reception room that enjoys a pleasant back drop of the rear garden. Featuring fitted carpet, radiator, understairs cupboard, double glazed window and patio doors that open onto the garden.

First Floor Landing

Fitted carpet, doors to bedrooms 2, 3 and 4 along with the family bathroom. Carpeted stairs leading up to the master bedroom.

Bedroom 2

Good size, double bedroom that features fitted carpet, double glazed window to the rear and radiator.

Bedroom 3

12'2" x 10'5" (3.71m x 3.18m)

Generous 3rd bedroom that features fitted carpet, radiator and double glazed window to the front.

Bedroom 4

9'11" x 6'8" (3.02m x 2.03m)

Good size single room that features a double glazed window to the rear, fitted carpet and radiator.

Bathroom

Contemporary bathroom suite with slate grey tiling, bath with shower over, WC and wash hand basin.

Top Floor Landing

Fitted carpet, storage cupboard.

Bedroom 1

A real feature of the house is the extremely spacious master bedroom that features built in wardrobes, fitted carpet, Velux style windows, and radiator. Door to the ensuite shower room.

Ensuite Shower Room

Smart, modern suite consisting of a shower, WC, wash hand basin and velux style window.

Front Garden

Attractive wrought iron fencing running across the front perimeter of the property. Paved pathway leading to the front door and gravelled side areas.

Rear Garden

The garden enjoys a sunny, westerly facing and has a good degree of privacy. The garden is a part lawn and partly paved, but also features decorative gravelled borders and an array of flowers. Gated side access to the driveway.

Garage and Parking

19'7" x 9'8" (5.97m x 2.95m)

Located at the rear of the property, a good size garage that provides power and lighting along with potential for overhead storage. Hardstanding driveway providing parking for 2 cars.

Council Tax Banding

North Northamptonshire Council. Band D

Estate Management Charge

Details awaited from the seller.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

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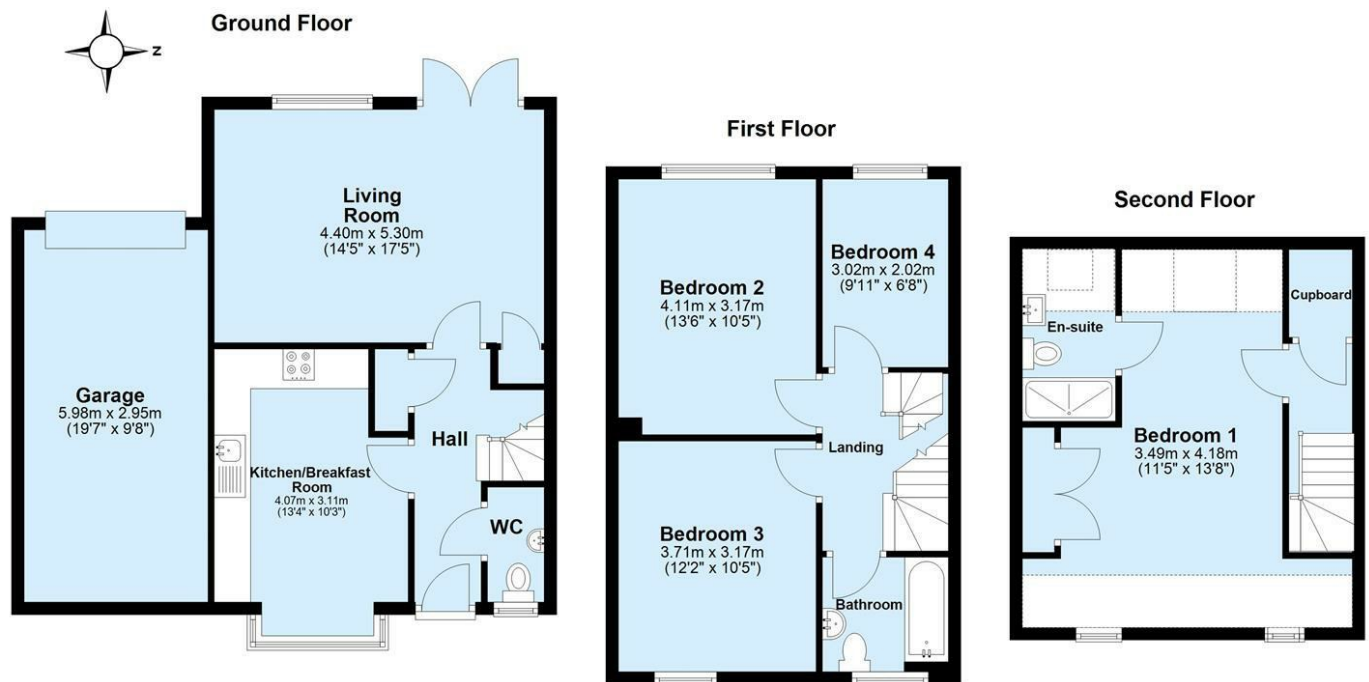
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86 95

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	